

Regular Meeting of County Commissioners
Wednesday November 2, 2022, 2022 (Legislative Day)

The regularly scheduled meeting of the County Commissioners was convened virtually at 6:01 p.m. with the following persons in attendance:

Reuben B. Collins II, Esq., President, County Commissioner
Bobby Rucci, Vice President, County Commissioner
Gilbert O. Bowling, III, County Commissioner
Thomasina O. Coates, M.S., County Commissioner
Amanda M. Stewart, M.Ed., County Commissioner
Mark Belton, County Administrator
Deborah Hall, Deputy County Administrator
Wesley Adams, County Attorney
Carol A. DeSoto, Clerk to the Commissioners

Call to Order/Pledge

Commissioner Collins called the meeting to order and began with the Pledge of Allegiance.

Roll Call

A roll call was taken. All Commissioners were present.

#1 Public Hearing: Bill 2022-09 Zoning Text Amendment (ZTA) 22-168, Mini-Warehouses in the Neighborhood Commercial (CN) Zone

The Commissioners conducted a hybrid (virtual/in person) public hearing on Bill 2022-09 ZTA 22-168. Ms. Kelly Palmer, Planner III, Ms. Cynthia Bilbra, Planning Supervisor, Ms. Jessica Andritz, Assistant Chief and Legal Counsel, and Mr. Jim Campbell, Planning Director, Department of Planning and Growth Management joined the Commissioners explained that this ZTA would amend the zoning ordinance to permit Mini-Warehouses, by special exception, in the Neighborhood Commercial (CN) Zone. The Neighborhood Commercial (CN) Zoning District currently encompasses approximately 320 acres of land in Charles County, Maryland. There are a total of 42 parcels of land zoned CN within the County, and the average CN zoned parcel is 7.62 acres in size. Locations of CN zoned properties can be found in rural areas and existing villages. The CN zone provides limited retail and commercial services which satisfy those basic daily consumer needs of residential neighborhoods. Standards are established to minimize impact on residential zones by providing for similar building massing and low concentration of vehicular traffic. The applicant and attorney for this text amendment provided their testimony.

There were no public comments.

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the public record.

A motion was made by Commissioner Bowling seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the public hearing.

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to adopt Bill 2022-09 Zoning Text Amendment (ZTA)22- 168 Mini-Warehouses in the Neighborhood Commercial (CN) Zone.

#2 Public Hearing: Bill 2022-10 Zoning Text Amendment #21-169 Adoption of Critical Area Zone Layer 2022

The Commissioners conducted a hybrid (virtual/in person) public hearing on Bill 2022-10 Zoning Text Amendment #21-169 Adoption of Critical Area Zone Layer 2022. Mr. Charles Rice, Assistant Chief of Planning, Mr. Kyle Redden, Planner I, Mr. Jim Campbell, Planning Director, and Ms. Lynn Knaggs, Planning Supervisor, Department of Planning and Growth Management, and explained that this would update the boundary of the Chesapeake Bay Critical Area for Charles County and its associated Zoning Map Amendment, Zoning Text Amendment and Bill. The Critical Area includes all land within 1,000 feet of tidal waters and tidal wetlands. House Bill 1253, passed by the State in 2008, requires the Critical Area Boundary to be updated. The State has delivered to the County a Summary Draft Critical Area Map for formal adoption.

There were two (2) residents who provided public comments.

A motion was made by Commissioner Bowling, seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to keep the public record open for sixty (60) days and send a letter to the Critical Area Commission to request an extension to submit the report.

A motion was made by Commissioner Bowling seconded by Commissioner Coates and passed, with all Commissioners present, voting in favor to close the public hearing.

At 6:40 p.m., a motion was made by Commissioner Bowling, seconded by Commissioner Stewart and passed, with all Commissioners present, voting in favor to adjourn.

Carol A. DeSoto, Clerk to the Commissioners

Reuben B. Collins, II, Esq., President